

Unit 1309 Bayshore Dr # 104 - Colonnades 1-11

1309 Bayshore Dr # 104 - 1225 Carlton Ct, Fort Pierce, FL, St. Lucie 34949

Unit Information

MLS Number:	RX-11096266
Status:	Active
Size:	1,060 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest
View:	Intracoastal,Lagoon
List Price:	\$215,000
List PPSF:	\$203
Valuated Price:	\$258,000
Valuated PPSF:	\$243

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.



Building Information

Number of units:	250
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	792 sq ft	Oct 2025	\$200,000	\$253
206	468 sq ft	Jul 2025	\$60,000	\$128
204	1,092 sq ft	Jul 2025	\$252,500	\$231
101	851 sq ft	Apr 2025	\$267,000	\$314
201	752 sq ft	Apr 2025	\$195,000	\$259

Market Information

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Colonnades 1-11:	\$202/sq. ft.	Fort Pierce:	\$299/sq. ft.
Fort Pierce:	\$299/sq. ft.	St. Lucie:	\$293/sq. ft.

Inventory for Sale

Colonnades 1-11	5%
Fort Pierce	4%
St. Lucie	3%

Avg. Time to Close Over Last 12 Months

Colonnades 1-11	83 days
Fort Pierce	123 days
St. Lucie	83 days